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QUITCLAIM DEED

19811204000128880 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/04/1981 00:00:00 FILED/CERTIFIED

(Pursuant to Section 6338(b), Internal Revenue Code of 1954)

STATE OF ALABAMA)

JEFFERSON COUNTY)

THIS DEED, made and entered into this *2nd* day of *December* 1981,
by and between Philip J. Sullivan, as District Director of Internal Revenue
Service, Birmingham, Alabama, hereinafter called grantor, and Wayne Lombard,
1379 Golden Forrest Drive, Bessemer, Alabama 35023, hereinafter called grantee;

W I T N E S S E T H :

WHEREAS, by virtue of levy issued to collect unpaid taxes due the United
States and payable by Hugh Isbell, 2760 Hillock, Chicago, Illinois 60608, which
taxes were duly assessed and remained unpaid more than ten days after notice
and demand, the District Director of Internal Revenue, Birmingham, Alabama,
through his duly authorized Revenue Officer seized the property hereinafter
described and offered same for sale on July 8, 1981, after having given
public notice of the time and place in the manner and form as required by
statutes in such cases, and that at such sale the property was sold as provided
by Sections 6331 and 6335, Internal Revenue Code of 1954, at public sale to
Wayne Lombard, 1379 Golden Forrest Drive, Bessemer, Alabama 35023, for the sum
of Seven Thousand, Five Hundred Dollars And No Cents (7,500.00); and

WHEREAS, more than 120 days have elapsed since the date of sale for the
purpose of redeeming the said property described in Certificate of Sale of
Seized Property, issued July 8, 1981, executed under authority of Section 6338(a)
of the Internal Revenue Code of 1954; and whereas no redemption has been made
in accordance with Section 6337(b) of the Internal Revenue Code of 1954;

NOW, THEREFORE, the grantor, as District Director of Internal Revenue,
Birmingham, Alabama, by virtue of the levy and in consideration of the amount
paid as aforesaid and upon surrender of the Certificate of Sale of Seized
Property, issued July 8, 1981, has conveyed and by these presents does convey,
remise, release, and forever quitclaim unto said Wayne Lombard, 1379 Golden
Forrest Drive, Bessemer, Alabama 35023, grantee, all of the estate, right, title
and interest which the said Hugh Isbell, 2760 Hillock, Chicago, Illinois 60608,
had, of, in, and to all that tract or parcel of land hereinafter described,

2048 Valleydale Terrace
B'ham, AL 35244

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to wit:

Starting in the SE corner at the Ellis Booth property line for a point beginning; thence go a distance of 120 ft. East along the right of way of the Montevallo and Bessemer Hwy; thence go North a distance of 130 ft.; thence go West a distance of 120 ft.; thence go South a distance of 130 ft. to the point of beginning, containing a lot 120 ft. wide and 130 ft. deep taken from the following described property: Commencing at the NE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 21, Twp. 21 South, Rge. 3 West and run West along section line a distance of 210.78 ft.; thence 88 deg. 59 min. left a distance of 100.00 ft. to the point of beginning, being the SE corner of church lot; thence a distance of 578.80 ft.; thence 81 deg. 38 min. right a distance of 271.85 ft.; thence 98 deg. 22 min. right a distance of 613.10 ft.; thence 88 deg. 55 min. right a distance of 271.85 ft. to the point of beginning, containing 3.61 acres located in NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 21, Twp. 21 South, Rge. 3 West.

TO HAVE AND TO HOLD, the above described property unto the said grantee forever, as fully and absolutely as the said grantor, as District Director of Internal Revenue aforesaid, can or could convey by virtue of law and the laws of the United States relating thereto.

IN WITNESS WHEREOF, the grantor, as District Director of Internal Revenue aforesaid, has hereunto set his hand and affixed his seal this *2nd* day of *December* 1981.

PHILIP J. SULLIVAN
DISTRICT DIRECTOR OF INTERNAL REVENUE
BIRMINGHAM DISTRICT

1981 DEC -4 AM 11:26

Philip J. Sullivan
Philip J. Sullivan
District Director of Internal Revenue
Birmingham District

Thomas P. Sullivan, Jr.
JUDGE OF PROBATE

Deed TAX 7.50
Res 3.00
Ind 1.00
11.50

STATE OF ALABAMA)

JEFFERSON COUNTY)

I hereby certify that Philip J. Sullivan, whose name as District Director of Internal Revenue is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such District Director, executed the same voluntarily on the day the same bears date.

Given under my hand this the *2nd* day of *December* 1981.

Robert L. Lide
Notary Public